

☐ Individual appearing without attorney
☒ Attorney for: Peter J. Mastan, Trustee

FOR COURT USE ONLY

CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

NOTICE OF SALE OF ESTATE PROPERTY

Location: Courtroom 1545 (Hon. Neil W. Bason), 255 E. Temple Street, L.A., CA 90012 (remote hearing)

Private

Last date to file objections: 01/26/2021

Description of property to be sold:

1580 W. 2nd Street, Pomona, California 91766

Terms and conditions of sale:

See attached Notice of Motion and Hearing. Sale price is \$389,000.00, subject to overbid by Qualified Bidders at the hearing. Initial overbid is at least \$395,000.00. Subsequent overbids are in increments of \$2,500.00. No contingencies.

Proposed sale price: \$ 389,000.00

Overbid procedure (if any):

Overbid packages must be received by February 3, 2021 at 5:00 p.m. including: (i) written offer of at least \$395,000.00, (ii) cashier's check for \$11,670.00, (iii) satisfactory proof of available funds in the highest amount bidder wishes to be qualified to bid, (iv) waiver of all contingencies and further due diligence. See Sale Motion for further details.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

February 9, 2021 at 11:00 a.m.

Courtroom 1545 (Hon. Neil W. Bason), remote hearing via ZoomGov (see attached Notice for details)

255 E. Temple Street

Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Ashleigh A. Danker, Esq., Counsel for Trustee

Dinsmore & Shohl LLP

550 S. Hope Street, Ste 1765

Los Angeles, CA 90071

Tel: 213-335-7749 (direct)

Email: ashleigh.danker@dinsmore.com

Date: 01/19/2021

EXHIBIT 1

1 ASHLEIGH A. DANKER (CASB No. 138419)
ashleigh.danker@dinsmore.com

2 **DINSMORE & SHOHL LLP**
3 550 S. Hope Street, Suite 1765
4 Los Angeles, CA 90071
5 Tel: (213) 335-7737

6 Counsel for the Chapter 7 Trustee,
7 Peter J. Mastan

8
9
10
11
12 **UNITED STATES BANKRUPTCY COURT**
13 **CENTRAL DISTRICT OF CALIFORNIA**
14 **LOS ANGELES DIVISION**
15

16 In re:

17 FINNIAN OSAKPAMWAN EBUEHI

18 and

19 ELIZABETH OLOHIRERE EBUEHI,

20 Debtors.

Case No.: 2:18-bk-20704-NB

Chapter 7

**NOTICE OF MOTION AND HEARING ON
MOTION FOR ORDER:**

**(A) AUTHORIZING SALE OF REAL
PROPERTY LOCATED AT 1580 W. 2nd
STREET, POMONA, CALIFORNIA
91766 OUTSIDE THE ORDINARY COURSE OF
BUSINESS, FREE AND CLEAR OF CLAIMS,
LIENS, ENCUMBRANCES AND INTERESTS;
AND**

**(B) APPROVING THE FORM AND
MANNER OF NOTICE AND BID PROCESS**

Date: February 9, 2021

Time: 11:00 a.m.

Ctrm: 1545 – Virtual Hearing via ZoomGov
255 E. Temple Street
Los Angeles, California 90012

Judge: Hon. Neil W. Bason

1 **TO (A) THE DEBTORS, (B) THE OFFICE OF THE UNITED STATES TRUSTEE,**
2 **(C) ALL SCHEDULED CREDITORS OF THE ESTATE AND PERSONS HAVING FILED**
3 **PROOFS OF CLAIM, (D) ALL PERSONS REQUESTING SPECIAL NOTICE, (E) ALL**
4 **LIEN HOLDERS OF RECORD, (F) THE BUYER, (G) TENANT, LOUIS WILLIAMS, AND**
5 **(H) OTHER PARTIES IN INTEREST, AND THEIR RESPECTIVE COUNSEL OF**
6 **RECORD, IF ANY:**

7 **NOTICE IS HEREBY GIVEN** that, on **February 9, 2021 on the 11:00 a.m. calendar**, in
8 Courtroom 1545 of the United States Bankruptcy Court located at 255 E. Temple Street, Los
9 Angeles, California 90012, the Honorable Neil W. Bason, United States Bankruptcy Judge
10 presiding, will conduct a **remote** hearing on the *Motion For Order: (A) Authorizing Sale Of Real*
11 *Property Located At 1580 W. 2nd Street, Pomona, California 91766 Outside The Ordinary Course*
12 *Of Business, Free And Clear Of Claims, Liens, Encumbrances And Interests; and (B) Approving*
13 *The Form And Manner Of Notice And Bid Process; Memorandum Of Points And Authorities;*
14 *Declarations Of Peter J. Mastan, Pamela C. Temple, William I. Friedman, Samuel R. Biggs,*
15 *Ashleigh A. Danker, And Emery Shen In Support Thereof; And Exhibits* (the "Motion") filed by
16 Peter J. Mastan, Chapter 7 trustee (the "Trustee") of the bankruptcy estate (the "Estate") of joint
17 debtors Finnian Osakpamwan Ebuehi and Elizabeth Olohirere Ebuehi (collectively, the "Debtors"
18 or the "Ebuehis") in the above-captioned bankruptcy case (the "Case").

19 **PLEASE TAKE FURTHER NOTICE** that due to the COVID-19 outbreak, Judge
20 Bason has altered his hearing procedures. All hearings will occur via ZoomGov, unless
21 specifically noted otherwise in the Court's tentative ruling. The Court's tentative ruling may be
22 viewed, typically, on the afternoon of the business day prior to the hearing at *http://ecf-*
23 *ciao.cacb.uscourts.gov/CiaoPosted/default.aspx*, and then selecting "Judge Bason" from the tab on
24 the left-hand side of the page and then the applicable hearing date for his calendar. ZoomGov
25 video and audio connection information for each hearing will be provided on the first page of
26 Judge Bason's calendar for the applicable date.

27 Hearing participants and members of the public may view and listen to hearings before
28 Judge Bason using ZoomGov free of charge. Individuals may appear by ZoomGov video and

1 audio using a personal computer (equipped with camera, microphone and speaker), or a handheld
2 mobile device (such as an iPhone). Individuals may participate by ZoomGov audio only using a
3 telephone (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are
4 necessary to participate and no pre-registration is required. The audio portion of each hearing will
5 be recorded electronically by the Court and constitute its official record.

6 **Important:** All persons are strictly prohibited from making any recording of court
7 proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may
8 result in the imposition of monetary and non-monetary sanctions. The Clerk of the Court maintains
9 an audio recording of all proceedings, which recording constitutes the official record of those
10 proceedings.

11 Through the *Motion*, the Trustee shall move, and hereby does move, for an order¹ that does
12 all of the following:

13 1. Grants the *Motion*.

14 2. Approves the *Counter Offer* and the *Contingency Removal No. 1* form waiving all
15 contingencies (including all amendments and modifications thereto, the "Counter Offer"), and
16 attached to the *Motion* as **Exhibit 1**.

17 3. Pursuant to Section 363(b) of the Bankruptcy Code, authorizes, directs, and
18 empowers the Trustee and the Estate to take any and all actions necessary or appropriate to:

19 a. Consummate, as set forth in the *Counter Offer*, the sale to Emery Shen or
20 his assignee/nominee (collectively, "Shen") or a successful overbidder and/or their
21 nominee/assignee (in either case, as applicable, the "Buyer"), for at least **\$389,000.00** of the real
22 property commonly known as **1580 W. 2nd Street, Pomona, CA 91766** (the "2nd Street Property"),
23 APN: 8348-020-017, and legally described as:

24 The land hereinafter referred to is situated in the City of Pomona, County of Los
25 Angeles, State of California, and is described as follows:

26 That portion of Block 228, of the Pomona Tract, in the City of Pomona, County of Los
27 Angeles, State of California, as per map recorded in Book 3, Pages 96 and 97 inclusive of

28 ¹ A copy of the proposed *Order* is attached as **Exhibit 14** to the *Motion*.

Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southerly line of second street, as described in deed recorded in Book 2935, Page 285 of Official Records of said County, distant North 88° 14' 15" East along said Southerly line 124.39 feet from the Southwesterly line of said Block 228 to the true point of beginning,

Thence North 1° 45' 45" West 130.3 feet,

Thence parallel with the Southerly line of second street; North 88° 14' 15" East 90.11 feet;

Thence North 1° 45' 45" West 130.3 feet to the Southerly line of said second street:

Thence Westerly along second street to the true point of beginning.

b. Close the sale as contemplated in the *Counter Offer*.

c. Execute, deliver, and perform under all instruments and documents, including any ancillary documents, that may be reasonably necessary or desirable to implement the *Counter Offer*, effectuate the sale, and perform the obligations as contemplated by the *Counter Offer*.

4. Requires the Debtors and their respective agents and representatives to cooperate with respect to consummation of the sale and not take any action to interfere with the implementation or administration of the sale.

5. Authorizes the Trustee to pay through escrow all usual and customary costs of sale, including without limitation (a) a brokers' commission of 5% (totaling approximately \$19,450.00, (b) escrow fees, (c) title insurance fees, (d) recording fees, (e) messenger fees, and (f) liens of record in order of priority and to the extent of available funds, in each case to the extent not disputed by the Trustee.

6. Authorizes the Trustee to pay through escrow, the undisputed amounts of: (i) the liens of any and all taxing authorities and (ii) the lien of Deutsche Bank National Trust Company, As Trustee Under The Pooling And Servicing Agreement Relating To Impac Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2003-1 ("Deutsche Bank") in the approximate amount of \$137,164.73.

7. Authorizes the Trustee to pay from his receipts from escrow the invoice of

1 Cartwright Construction in the amount of \$780.00 for certain emergency postpetition plumbing
2 repairs to the 2nd Street Property.

3 8. To the extent otherwise required to do so, relieves the brokers receiving
4 commissions in connection with the proposed sale of any obligation that they may otherwise have
5 had to file fee applications.

6 9. Directs that the Trustee's sale of the 2nd Street Property is free and clear of all
7 claims, liens and interests, as set forth in the *Motion*, including, without limitation, the following
8 claims, liens or interests which are recorded with the Los Angeles County Recorder:

9 a. General and special city and/or county taxes, including any personal
10 property taxes, and any assessments collected with taxes for the fiscal year 2020-2021.

11 b. Taxes and/or assessments affecting the Land, if any, for community facility
12 districts, including Mello Roos, which may exist by virtue of assessment maps or filed notices.

13 c. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5
14 commencing with Section 75 of the California Revenue and Taxation Code.

15 d. The deed of trust recorded January 3, 2003 as Instrument Number 03-
16 0014693 of Official Records reflecting a beneficiary of Mortgage Electronic Registration Systems,
17 Inc., the beneficial interest under which has been assigned to Deutsche Bank by assignment
18 recorded on March 20, 2013 as Instrument No. 2013-0418415 of Official Records.

19 10. Determines that, to the extent that any portion of a claim, lien or interest in or to the
20 2nd Street Property is not paid through escrow, such claims(s), lien(s), and interest(s) in and to the
21 2nd Street Property shall attach to the net sale proceeds that are received by the Trustee through
22 escrow with the same validity, priority, force and effect as such claims, liens, and interests had with
23 respect to the 2nd Street Property.

24 11. Determines that the *Counter Offer* was entered into in good faith, in an arm's-length
25 transaction and that the Buyer is acting in good faith within the meaning of 11 U.S.C. § 363(m).

26 12. Determines that adequate notice of the hearing on the *Motion* was given and
27 approves the overbid procedure proposed in the *Motion*.

28 13. Determines that the terms and provisions of the *Order* on the *Motion* (the "Sale

Order”) shall be binding in all respects upon the Buyer, the Debtors, the Trustee and any subsequent trustees, the Estate, all creditors and interest holders of the Debtors and the Estate, all parties having received notice of the *Motion*, and all interested parties, and their respective successors and assigns, including, but not limited to (a) any creditor asserting a lien, claim, or other interest in the 2nd Street Property, and (b) all persons occupying the 2nd Street Property.

14. Determines that a certified copy of the *Sale Order* may be filed with the appropriate clerk and/or recorded with the county recorder to evidence conclusively the release or cancellation of the claims, liens, and interests as set forth in that *Order*.

15. Determines that the *Sale Order* may be presented to and shall be binding upon and govern the acts of all persons and entities, including, without limitation, all filing agents, filing officers, title agents, title companies, escrow agents, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, federal, state and local governmental agencies or departments, secretaries of state, federal and local officials, and all other persons and entities who may be required by operation of law, the duties of their office, or contract, to accept, file, register or otherwise record or release any documents or instruments, or who may be required to report or insure any title or state of title in or to any property; and directs each of the foregoing persons and entities to accept for filing any and all of the documents and instruments necessary and appropriate to consummate the transactions contemplated by the *Counter Offer*.

16. Authorizes the title company insuring the Trustee’s sale of the 2nd Street Property and the escrow agent for such sale, to be entitled to rely upon the *Sale Order* in connection with the sale.

17. Determines that the failure to specifically include any particular provision of the *Counter Offer* in the *Order* on the *Motion* does not diminish or impair the effectiveness of such provision, it being the intent of the Bankruptcy Court that the *Counter Offer* is authorized and approved in its entirety.

18. Determines that, to the extent that the *Sale Order* is inconsistent with any prior order or pleading, the terms of the *Sale Order* shall govern. Determines that, to the extent the terms of the *Sale Order* are inconsistent with the terms of the *Counter Offer*, the terms of the *Sale Order*

1 shall govern.

2 19. Determines that the *Sale Order* constitutes a final and appealable order within the
3 meaning of 28 U.S.C. § 158(a). Determines that the fourteen (14) day stay period set forth in
4 Federal Rule of Bankruptcy Procedure 6004(h) is waived; and notwithstanding Federal Rule of
5 Bankruptcy Procedure 6004(h), the *Sale Order* shall be immediately effective and enforceable upon
6 its entry and there shall be no stay of the *Sale Order*. Determines that, in the absence of any person
7 or entity obtaining a stay pending appeal of the *Sale Order*, the Trustee, the Estate, and the Buyer
8 (whether Shen or a successful overbidder) are free to close the sale under the *Counter Offer* at any
9 time, subject to the terms of the *Counter Offer*.

10 20. Determines that the Bankruptcy Court will retain jurisdiction to, among other
11 things, interpret, implement, and enforce the terms and provisions of the *Sale Order* and the
12 *Counter Offer*, all amendments thereto and any waivers and consents thereunder and each of the
13 agreements executed in connection therewith to which the Trustee or the Estate are a party or which
14 will be assigned by the Estate to the Buyer, and to adjudicate, if necessary, any and all disputes
15 concerning or relating in any way to the sale. Further determines that the Bankruptcy Court will
16 retain jurisdiction over any matter or dispute arising from or relating to the implementation of the
17 *Sale Order*. Without limiting the foregoing, determines that the Bankruptcy Court retains
18 jurisdiction, pursuant to its statutory powers under 28 U.S.C. § 157(b)(2), to, among other things,
19 interpret, implement, and enforce the terms and provisions of the *Sale Order*, the *Counter Offer*, all
20 amendments thereto and any waivers and consents thereunder and any documents executed in
21 connection therewith to which the Trustee is a party, including, but not limited to, retaining
22 jurisdiction to: (a) compel delivery of the 2nd Street Property to the Buyer; (b) interpret, implement
23 and enforce the provisions of the *Sale Order* and any related order; (c) determine any challenge to
24 the overbid procedure and/or the conduct of the sale hearing; (d) protect Buyer against any liens,
25 claims, encumbrances and interests in the 2nd Street Property as to which the 2nd Street Property is
26 sold free and clear of under the *Sale Order*; and (e) any determine disputes related to the *Counter*
27 *Offer* or the *Sale Order*.

28 **NOTICE IS FURTHER GIVEN** that the *Motion* is made pursuant to 11 U.S.C. §§ 363(b)

1 and 363(m), Federal Rules of Bankruptcy Procedure 2002 and 6004, and Local Bankruptcy Rules
2 6004-1 and 9013-1 on the grounds that the proposed sale of the 2nd Street Property is in the best
3 interests of the Estate in that the sale will maximize the value of the 2nd Street Property for the
4 benefit of the Estate's unsecured creditors and will result in additional unsecured funds being
5 received by the Estate through escrow.

6 **NOTICE IS FURTHER GIVEN** that the *Motion* is based upon (a) this *Notice of Motion*
7 *and Hearing on Motion*; (b) the concurrently filed *Notice of Motion and Motion, Memorandum of*
8 *Points and Authorities, Declarations of Peter J. Mastan, Pamela C. Temple, William I. Friedman,*
9 *Samuel R. Biggs, Ashleigh A. Danker, and Emery Shen, and Exhibits*; (c) the pleadings on file with
10 the Court of which the Court is requested to take judicial notice; and (d) such further evidence that
11 may be properly submitted prior to or at the hearing on the *Motion*. At your own expense, you
12 may obtain a complete copy of the *Motion* from the Court's file. You may also obtain a free,
13 electronic copy of the *Motion* by requesting such copy from the Trustee's counsel, whose contact
14 information is: Dinsmore & Shohl LLP, Attn: Ashleigh A. Danker, Esq., email:
15 ashleigh.danker@dinsmore.com, tel: 213-335-7749, 550 S. Hope Street, Suite 1765, Los Angeles,
16 CA 90071.

17 **NOTICE IS FURTHER GIVEN that, pursuant to Local Bankruptcy Rule 9013-1(f),**
18 **any opposition to the *Motion* must be in writing; must be filed with the Court and served**
19 **upon the Trustee, the Office of the United States Trustee, and the Debtors at the addresses**
20 **set forth below not later than 14 days before the hearing on the *Motion*; and must include a**
21 **complete written statement of all reasons in opposition thereto or in support or joinder**
22 **thereof, declarations and copies of all photographs and documentary evidence on which the**
23 **responding party intends to rely, and any responding memorandum of points and**
24 **authorities:**

25
26 **For Filing with the Court:**
27 Clerk's Office
28 United States Bankruptcy Court
255 E. Temple Street
Los Angeles, CA 90012

For Service on the U.S. Trustee:
Office of the U.S. Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

For Service on the Trustee:

Peter J. Mastan, Trustee
c/o Ashleigh A. Danker, Esq.
Dinsmore & Shohl LLP
550 S. Hope Street, Suite 1765
Los Angeles, CA 90071-2627

For Service on the Debtors:

Bernal P. Ojeda, Esq.
2945 Townsgate Rd, Ste 200
Westlake Village, CA 91361

For Service on the Debtors:

Finnian and Elizabeth Ebuehi
P.O. Box 32
San Dimas, CA 91773

PLEASE TAKE FURTHER NOTICE that, pursuant to Local Rule 9013-1(h), the failure to file and serve a timely response to the *Motion* may be deemed by the Court to be consent to the granting of the relief requested in the *Motion*.

WHEREFORE, the Trustee respectfully requests the Court to grant the *Motion* and such other and further relief as the Court deems just and proper under the circumstances.

Dated: January 19, 2021

DINSMORE & SHOHL LLP

By: /s/ Ashleigh A. Danker
Ashleigh A. Danker
Counsel for the Chapter 7 Trustee,
Peter J. Mastan

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
550 S. Hope Street, Suite 1765, Los Angeles, California 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 01/19/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/19/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/19/2021
Date

Katrice Ortiz
Printed Name

/s/ Katrice Ortiz
Signature

In re Finnian Osakpamwan Ebuehi
and
Elizabeth Olohirere Ebuehi
U.S.B.C. – Los Angeles Division
Case No. 2:18-bk-20704-NB

I. SERVED VIA NEF:

MichaelJ ay Berger on behalf of AttorneyM ichaelJ ay Berger
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

MichaelJ ay Berger on behalf of Defendant Elizabeth Ebuehi
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

MichaelJ ay Berger on behalf of Defendant Finnian Ebuehi
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

MichaelJ ay Berger on behalf of Interested Party CourtesyN EF
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

Joseph PB uchman on behalfof Creditor Poser Investments, Inc.
jbuchman@bwslaw.com, dwetters@bwslaw.com

Joseph PB uchman on behalfof PlaintiffP oser Investments, Inc.
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Theron S Covey on behalf of Creditor DEUTSCHEB ANKN ATIONALT RUST
COMPANY
tcovey@raslg.com

Ashleigh A Danker on behalf of Attorney Dinsmore& S hohl LLP
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SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Ashleigh A Danker on behalf of Interested PartyC ourtesy NEF
Ashleigh.danker@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Ashleigh A Danker on behalf of Plaintiff Peter J. Mastan, Chapter 7 Trustee

Ashleigh.danker@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Ashleigh A Danker on behalf of Trustee Peter J Mastan (TR)
Ashleigh.danker@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Anthony Obehi Egbase on behalf of Attorney A.O.E Law Associates, APC
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Anthony Obehi Egbase on behalf of Defendant Elizabeth Ebuehi
info@aoelaw.com, sandy@ecf.inforuptcy.com;egbasear54561@notify.bestcase.com

Anthony Obehi Egbase on behalf of Defendant Finnian Ebuehi
info@aoelaw.com, sandy@ecf.inforuptcy.com;egbasear54561@notify.bestcase.com

Todd S Garan on behalf of Creditor U.S. Bank Trust National Association, not in its
individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-
RPL2; Rushmore Loan Management, LLC as servicer
ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Todd S Garan on behalf of Interested Party Courtesy NEF
ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Rafael R Garcia-Salgado on behalf of Plaintiff Poser Investments, Inc.
rgarcia@goeforlaw.com, kmurphy@goeforlaw.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)
dare.law@usdoj.gov

Peter J Mastan (TR)
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Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA)
kelly.l.morrison@usdoj.gov

Bernal P Ojeda on behalf of Debtor Finnian Osakpamwan Ebuehi
bernalojeda@ymail.com

Bernal P Ojeda on behalf of Defendant Elizabeth Olohirere Ebuehi
bernalojeda@ymail.com

1 Bernal P Ojeda on behalf of Defendant Finnian Osakpamwan Ebuehi
2 bernalojeda@ymail.com

3 Bernal P Ojeda on behalf of Joint Debtor Elizabeth Olohirere Ebuehi
4 bernalojeda@ymail.com

5 Richard J Reynolds on behalf of Creditor Poser Investments, Inc.
6 rreynolds@bwsllaw.com,
7 rjrnef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com;dwetters@bwsllaw.com
8 ;bantle@bwsllaw.com

9 Richard J Reynolds on behalf of Plaintiff Poser Investments, Inc.
10 rreynolds@bwsllaw.com,
11 rjrnef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com;dwetters@bwsllaw.com
12 ;bantle@bwsllaw.com

13 Josephine E Salmon on behalf of Creditor U.S. Bank Trust National Association, not in its
14 individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-
15 RPL2
16 ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepite.com

17 Josephine E Salmon on behalf of Creditor U.S. Bank Trust National Association, not in its
18 individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-
19 RPL2; Rushmore Loan Management, LLC as servicer
20 ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepite.com

21 Cliff Schneider on behalf of Defendant Elizabeth Ebuehi
22 CDS@CliffSchneiderLaw.com

23 Cliff Schneider on behalf of Defendant Finnian Ebuehi
24 CDS@CliffSchneiderLaw.com

25 Nathan F Smith on behalf of Creditor Bank of America, N.A.
26 nathan@mclaw.org,
27 CACD_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com;cvalenzuela@mclaw.org

28 United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Scott S Weltman on behalf of Creditor The Huntington National Bank
colcaecf@weltman.com

Jennifer C Wong on behalf of Creditor Wells Fargo Bank, N.A.
bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com